

AGN. NO.

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

MARCH 5, 2013

Community Service Facility for the Los Angeles County Fire Stentorians

The Stentorians of Los Angeles County, Inc. (Stentorians) is an organization which represents the African American firefighters in the Los Angeles County Fire Department. The members of this non-profit organization have provided invaluable and lifesaving service to residents of Los Angeles County (County) by providing classes to young men and women who are interested in a career in the fire service, as well as emergency preparedness and response training to residents and neighborhood block associations.

For some time, the Stentorians have been seeking an appropriate location to develop a training and community service facility in the heart of Los Angeles County. A site for such a facility has been tentatively identified on an unused surplus parcel of County-owned property, which is approximately 2.8 acres in size, located immediately south of the South Los Angeles Sheriff's Station on Imperial Highway, between Normandie Avenue and Laurel Street (the Property).

In order to further discussions between the County and the Stentorians, a framework must be developed with the ultimate objective of providing the Stentorians with a

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MOLINA _____

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gratis ground lease for the Property, on which the Stentorians will commit to developing an approximately 4,000 square foot training and community service facility.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS, as authorized by Government Code Section 26227:

1. Make a finding that the unused, unimproved County-owned Property adjacent to the South Los Angeles Sheriff's Station on Imperial Highway between Normandie Avenue and Laurel Street is surplus to any present or foreseeable County need;
2. Make a finding that the gratis use of the Property for the development of an approximately 4,000 square foot training and community service facility by the Stentorians, at their cost, is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction and Conversion of Small Structures) and Class 1, Subsection (g) (3) (b) of the County's Environmental Document Reporting Procedures and Guidelines;
3. Make a finding that the proposed services offered at the facility to be constructed on the Property by the Stentorians, which will include firefighting preparatory training and other ancillary programs offered to young men and women from underserved communities, serve public purposes, which benefit the County; and
4. Instruct and authorize the Chief Executive Office (CEO) in cooperation with the Sheriff's Department to negotiate and provide the Stentorians with a Letter of Intent, which will include: (i) a three-year term to allow the Stentorians time to secure fundraising for the development/operations cost of the facility, which is

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estimated to be \$2.5 million; (ii) a provision which provides the Stentorians with the right to exercise a gratis ground lease, with a term of 20 years and standard terms protecting the County, once the Stentorians meet the fund raising goals necessary to develop the training facility and offer training and other programs, all at its cost, over the duration of the 20-year lease term; (iii) a provision which reserves the County with the right to use and/or lease a portion of the Property, so long as said use and/or lease does not interfere with the access and/or operations of the Stentorians designed office and training facility; (iv) authorize the CEO to negotiate and execute a gratis three-year license agreement to use the property, in exchange for the Stentorians to assume all costs associated with the property's maintenance and security; and (v) authorize the CEO to provide assistance, including without limitation, the execution of any grant documents that may be required to allow the Stentorians to secure funding, without obligating the County to any cost for the construction, maintenance, and operation of the improvements or services being contemplated.

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